



50 Benjamin Gray Drive, Littlehampton, BN17 7FA

£425,000

- Substantial Modern Four Bedroom Semi Detached House
- 12'01 Kitchen/Breakfast Room
- Popular Kingley Gate Development
- East Facing Low Maintenance Rear Garden
- 26'11 Master Bedroom Suite With En Suite Shower Room
- 19'08 Garage & Lengthy Driveway
- Viewing Highly Recommended To Appreciate Size Of Accommodation
- 22'00 x 15'00 Lounge/Dining Room Overlooking Garden
- Spacious Accommodation Spread Over Three Floors
- Ground Floor Cloakroom

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Welcome to Benjamin Gray Drive, Littlehampton - a stunning property located in the popular Kingley Gate Development. This beautiful house, offers a spacious accommodation spread over three floors, providing ample space for comfortable living.

As you step inside, you are greeted by a generous 22'00 x 15'00 lounge/dining room that overlooks the charming garden, perfect for relaxing or entertaining guests. With 4 bedrooms and 3 bathrooms, including a luxurious 26'11 master bedroom suite with an en suite shower room, this property offers both space and privacy for the whole family.

One of the standout features of this property is the 19'08 garage, providing convenient parking and storage space for your vehicles and belongings. Whether you're a car enthusiast or simply in need of extra storage, this garage is sure to impress.

Located in a sought-after area, this house is ideal for those looking for a peaceful yet well-connected neighbourhood. With easy access to local amenities, schools, and transport links, this property offers the perfect balance of convenience and tranquillity.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and comfort that Benjamin Gray Drive has to offer.



Council Tax Band: E

Tenure: Freehold



LOUNGE/DINING ROOM

22'00x15'00

KITCHEN

12'01x8'00

W/C

MASTER BEDROOM

26'11x11'04

EN SUITE

7'01x5'09

BEDROOM 2

14'04x8'04

BEDROOM 3

12'02x8'03

BEDROOM 4

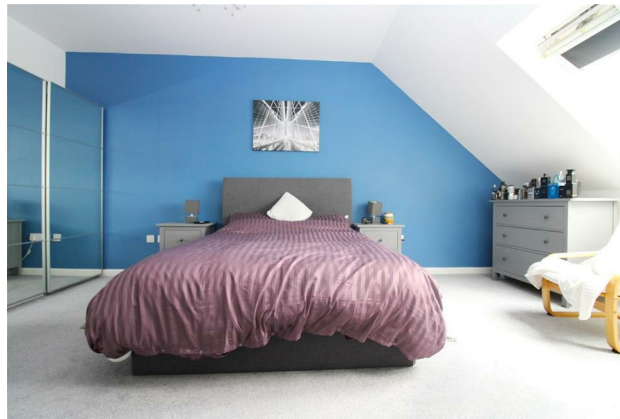
9'00x6'05

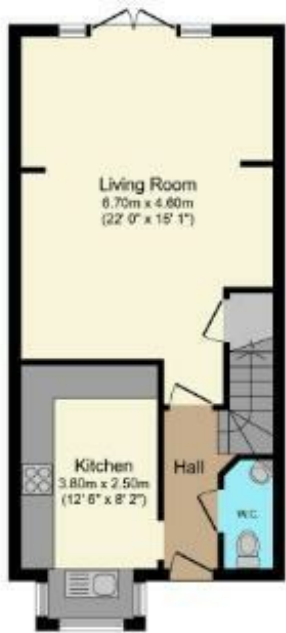
BATHROOM

6'11x6'04

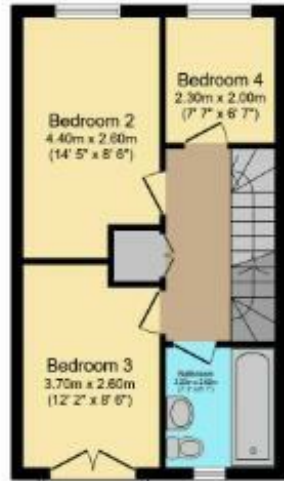
GARAGE

19'08x9'10

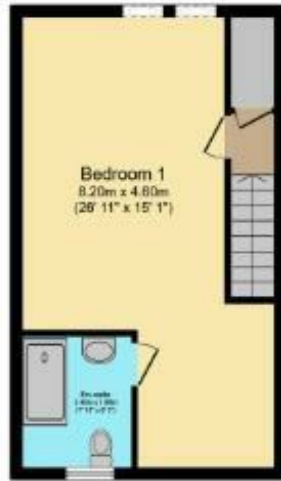




Ground Floor



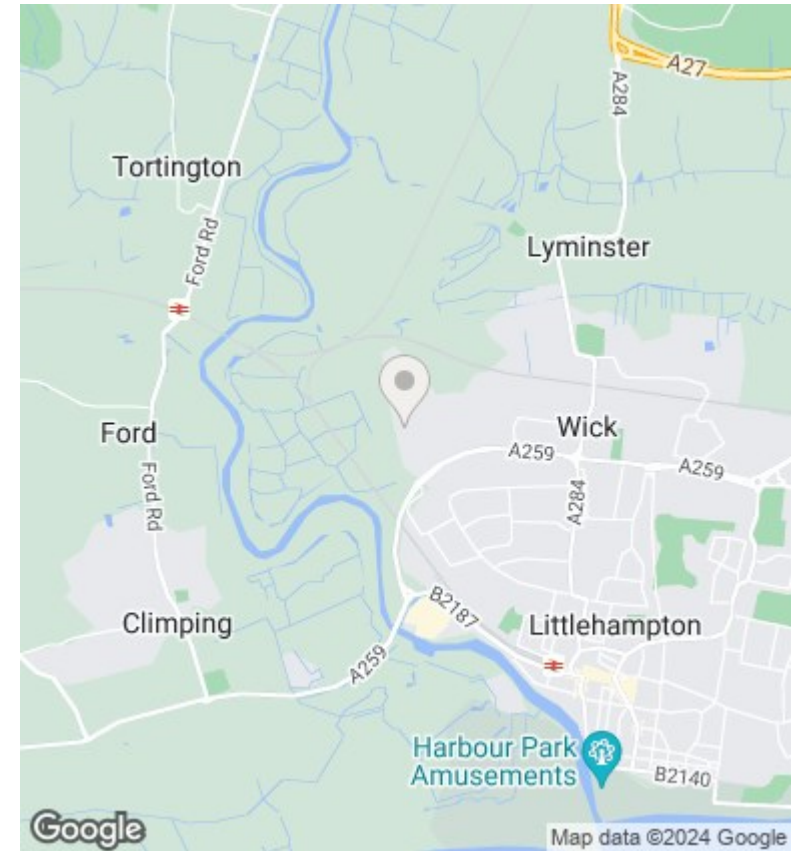
First Floor



Second Floor



Garage



Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	85	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.